



OWNERS & ENCUMBRANCE REPORT

DATE: August 17, 2017

PREPARED FOR: Jim Dandy Investment Company
1950 Victor Pl., Suite 100
Colorado Springs, CO 80915
Attn: Jim Benner

PROPERTY ADDRESS: 7358 Cole View, Colorado Springs, CO

OWNERS NAME: Jim Dandy Investment Company, LLC

LEGAL DESCRIPTION:

Lot 24, Claremont Business Park Filing No. 2, County of El Paso, State of Colorado.

TAX SCHEDULE NUMBER: 54081-02-028

OWNERSHIP:

Last document of record purporting to convey title: Special Warranty Deed recorded January 6, 2017 at Reception No. 217002092.

ENCUMBRANCES:

Certification of Installation of Drainage Improvements recorded August 16, 2017 at Reception No. 217098524.

Prepared by: Michael L. Betzer, mike.betzer@capstonetitleco.com
Capstone Title, 5555 Tech Center Drive, Suite 120, Colorado Springs, CO 80919, (719) 228-1060

NOTE: THIS REPORT WAS PREPARED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A POLICY OF TITLE INSURANCE. NO EXAMINATION OF TITLE WAS PERFORMED AND LIABILITY HEREUNDER IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.

Public Record Property Information

Tuesday, August 22, 2017 Time: 7:51:20 AM

Personal Information

Schedule No: 5408102028

Owner Name: JIM DANDY INVESTMENT COMPANY LLC

Location: 7358 COLE VW

Mailing Address: 1950 VICTOR PL STE 100
COLORADO SPRINGS CO 80915

Previous Parcel

Replaced Parcel

Legal Description

LOT 24 CLAREMONT BUSINESS PARK FIL NO 2

Market Information (2017 Values)

Levy Year: 2016 Mill Levy: 98.04 Exempt Status: Not Exempt

Table	Use Code	2017 Market Value	2017 Assessed Value	Exempt
Land	CODE 200 AT PRESENT WORTH	\$25,436	\$7,380	
	Total Value	\$25,436	\$7,380	

Estimated Taxes Payable in 2018: **\$723.54**

Tax Entity and Levy Information

(District: FCT)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)		(719) 520-6498
COLO SPGS SCHOOL NO 11	GLEN GUSTAFSON	(719) 520-2010
PIKES PEAK LIBRARY	MIKE VARNET	(719) 531-6333
CIMARRON HILLS FIRE PROTECTION	STEVE CONNER, ACTING FIRE CHIEF	(719) 591-0960
CHEROKEE METROPOLITAN	KURT C SCHLEGEL	(719) 597-5080
CENTRAL COLORADO CONSERVATION	PAMELA DAVISON	(719) 473-7104
CENTRAL MARKSHEFFEL METROPOLITAN	WALKER SCHOOLER DISTRICT MANAGERS	(719) 447-1777

Sale Information

Sale Date	Sale Price	Sale Type
01/04/2007	\$0	-
08/17/2012	\$0	Foreclosure
04/27/2016	\$400,000	Multiple properties Vacant land
04/27/2016	\$0	-
01/06/2017	\$51,429	Good sale; verified Vacant land

Land Information

Seq #	Use	Exempt	Area
1	CODE 200 AT PRESENT WORTH		17104 sq ft

Residential Information

Commercial Information

SPECIAL WARRANTY DEED

State Doc Fee: \$5.14

THIS DEED, is dated this 4th day of January, 2017, and is made between (whether one, or more than one),

CMONT, LLC, A COLORADO LIMITED LIABILITY COMPANY

the "Grantor", of the County of El Paso and State of Colorado and

JIM DANDY INVESTMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

(whether one, or more than one), the "Grantee",

whose legal address is 1950 VICTOR PL., SUITE 100, COLORADO SPRINGS, CO 80915 of the said County of El Paso and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of (\$51,429.40) Fifty One Thousand Four Hundred Twenty Nine Dollars and Forty Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property together with any improvements thereon located in the County of El Paso and State of Colorado described as follows:

LOT 24, CLAREMONT BUSINESS PARK FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.

also known by street and number as: 7358 COLE VIEW, COLORADO SPRINGS, CO 80915

and assessors's schedule or parcel number: 54081-02-028

TOGETHER with all and singular the hereditaments and appurtenances there unto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.


TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever, The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to:

Taxes and assessments not yet due or payable and special assessments not yet certified to the County Treasurer's Office, and taxes for the year 2017 and subsequent years, and except easements, covenants, reservations, restrictions, and rights of way, if any.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

CMONT, LLC, A COLORADO LIMITED LIABILITY COMPANY


Randy Churchill Dawis
Manager

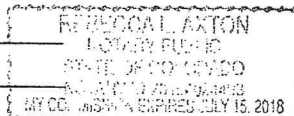

Robert Garner
Manager

State of Colorado
County of El Paso

The foregoing instrument was acknowledged before me this 4th day of January, 2017 by CMONT, LLC, A COLORADO LIMITED LIABILITY COMPANY by Randy Churchill Dawis as Manager and by

Robert Garner as Manager.
Witness my hand and official seal.

Notary Public: Rebecca Axton
My commission expires: _____



File Number: 162761
CO Special Warranty Deed



CERTIFICATION OF INSTALLATION OF DRAINAGE IMPROVEMENTS

Hammers Construction, Inc. ("HCI") is the named Grantee under the following Permanent Private Drainage Easement Agreements:

Permanent Private Drainage Easement Agreement dated and recorded April 19, 2007 in the Office of the Clerk & Recorder of El Paso County, Colorado at Reception No. 207052636 for Lots 10 through 15 and Lots 18 through 25, Claremont Business Park Filing No. 2, a subdivision recorded at Reception No. 207712506 of the Records in the Office of the Clerk & Recorder of El Paso County, Colorado which Permanent Private Drainage Easement Agreement was re-recorded on October 4, 2007 at Reception No. 207130526 with a corrected Exhibit A. The Grantor under the Permanent Private Drainage Easement Agreement dated April 19, 2017 for Lots 10 through 25 is Claremont Development, Inc.

Permanent Private Drainage Easement Agreement dated April 19, 2007 for Lots 16 and 17 Claremont Business Park Filing No. 2, a subdivision recorded at Reception No. 207712506 of the Records in the Office of the Clerk & Recorder of El Paso County, Colorado which was recorded on April 23, 2007 at Reception No. 207054116. The Grantor under the Permanent Private Drainage Easement Agreement dated April 19, 2007 for Lots 16 and 17 is Juan M. Tello.

Section 3 of each of the Permanent Private Easement Agreements above states as follows:

3. Installation and Maintenance of Improvements. Grantee shall install the drainage Improvements within the Easement Area in accordance with all applicable El Paso County, Colorado (the "County"), rules, regulations and requirements. A cross-section diagram of the proposed Improvements is attached hereto as Exhibit C. Once installed, Grantor shall be responsible for all maintenance of the Improvements located on the particular Lot or Lots owned by Grantor, and shall keep the Improvements on Grantor's Lots in good working condition at all times.

Grantee hereby certifies that all drainage Improvements within the Easement Area have been installed in accordance with all applicable El Paso County, Colorado rules, regulations and requirements. Each owner of Lots 10 through 25 is now responsible for all maintenance of the Improvements located on that owner's individual Lot.

CMONT, LLC, as successor of Grantee HCI pursuant to Quit Claim Deed recorded on January 5, 2017 in the Office of the Clerk & Recorder of El Paso County, Colorado at Reception No. 217001529 for Lots 18 through 25, Claremont Business Park Filing No. 2, a subdivision recorded at Reception No. 207712506 of the Records in the Office of the Clerk & Recorder of El Paso County, Colorado also certifies that all drainage improvements for Lots 18 through 25 within the Easement Area have been installed in accordance with all applicable El Paso County rules and regulations and requirements. Each owner of Lots 18 through 25 is now responsible for all maintenance of the Improvements located on that owner's individual Lot.

Hammers Construction, Inc.,
a Colorado Corporation

By: _____
Name Title

CMONT, LLC,
a Colorado limited liability Company

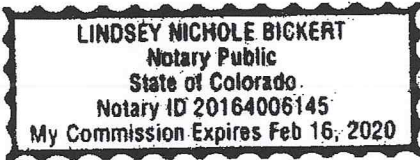
By: _____
Name Title

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Subscribed, sworn to and acknowledged before me this 16th day of AUGUST, 2017, by STEVE HAMMERS as MANAGER for Hammers Construction, Inc.

My commission expires: February 16th 2020
Lindsey N. Bickert
Notary Public

(SEAL)

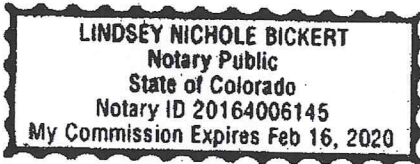


STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Subscribed, sworn to and acknowledged before me this 16th day of AUGUST, 2017, by BOB GARNER as MANAGER for CMONT, LLC.

My commission expires: February 16th 2020
Lindsey N. Bickert
Notary Public

(SEAL)





OWNERS & ENCUMBRANCE REPORT

DATE: August 17, 2017

PREPARED FOR: Jim Dandy Investment Company
1950 Victor Pl., Suite 100
Colorado Springs, CO 80915
Attn: Jim Benner

PROPERTY ADDRESS: 7386 Cole View, Colorado Springs, CO

OWNERS NAME: Covertec, Inc.

LEGAL DESCRIPTION:

Lot 25, Claremont Business Park Filing No. 2, County of El Paso, State of Colorado.

TAX SCHEDULE NUMBER: 54081-02-029

OWNERSHIP:

Last document of record purporting to convey title: Special Warranty Deed recorded January 6, 2017 at Reception No. 217002094.

ENCUMBRANCES:

Certification of Installation of Drainage Improvements recorded August 16, 2017 at Reception No. 217098524.

Prepared by: Michael L. Betzer, mike.betzer@capstonetitleco.com
Capstone Title, 5555 Tech Center Drive, Suite 120, Colorado Springs, CO 80919, (719) 228-1060

NOTE: THIS REPORT WAS PREPARED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A POLICY OF TITLE INSURANCE. NO EXAMINATION OF TITLE WAS PERFORMED AND LIABILITY HEREUNDER IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.

Public Record Property Information

Tuesday, August 22, 2017 Time: 7:51:37 AM

Personal Information

Schedule No: 5408102029
 Owner Name: COVERTEC INC
 Location: 7386 COLE VW
 Mailing Address: 1950 VICTOR PL STE 100
 COLORADO SPRINGS CO 80915

Previous Parcel

Replaced Parcel

Legal Description

LOT 25 CLAREMONT BUSINESS PARK FIL NO 2

Market Information (2017 Values)

Levy Year: 2016 Mill Levy: 98.04 Exempt Status: Not Exempt

Table	Use Code	2017 Market Value	2017 Assessed Value	Exempt
Land	CODE 200 AT PRESENT WORTH	\$37,767	\$10,950	
	Total Value	\$37,767	\$10,950	

Estimated Taxes Payable in 2018: **\$1,073.54**

Tax Entity and Levy Information

(District: FCT)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)		(719) 520-6498
COLO SPGS SCHOOL NO 11	GLEN GUSTAFSON	(719) 520-2010
PIKES PEAK LIBRARY	MIKE VARNET	(719) 531-6333
CIMARRON HILLS FIRE PROTECTION	STEVE CONNER, ACTING FIRE CHIEF	(719) 591-0960
CHEROKEE METROPOLITAN	KURT C SCHLEGEL	(719) 597-5080
CENTRAL COLORADO CONSERVATION	PAMELA DAVISON	(719) 473-7104
CENTRAL MARKSHEFFEL METROPOLITAN	WALKER SCHOOLER DISTRICT MANAGERS	(719) 447-1777

Sale Information

Sale Date	Sale Price	Sale Type
01/04/2007	\$0	-
08/17/2012	\$0	Foreclosure
04/27/2016	\$400,000	Multiple properties Vacant land
04/27/2016	\$0	-
01/06/2017	\$76,358	Good sale; verified Vacant land

Land Information

Seq #	Use	Exempt	Area
1	CODE 200 AT PRESENT WORTH		25396 sq ft

Residential Information

Commercial Information

SPECIAL WARRANTY DEED

State Doc Fee: \$7.64

THIS DEED, is dated this 4th day of January, 2017, and is made between (whether one, or more than one),

CMONT, LLC, A COLORADO LIMITED LIABILITY COMPANY
the "Grantor", of the County of El Paso and State of Colorado and
COVERTEC, INC., A COLORADO CORPORATION

(whether one, or more than one), the "Grantee",
whose legal address is 1950 VICTOR PL., SUITE 100, COLORADO
SPRINGS, CO 80915 of the said County of El Paso and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of (\$76,358.40) Seventy Six Thousand Three Hundred Fifty Eight Dollars and Forty Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property together with any improvements thereon located in the County of El Paso and State of Colorado described as follows:

LOT 25, CLAREMONT BUSINESS PARK FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.

also known by street and number as: 7386 COLE VIEW, COLORADO SPRINGS, CO 80915
and assessors's schedule or parcel number: 54081-02-029

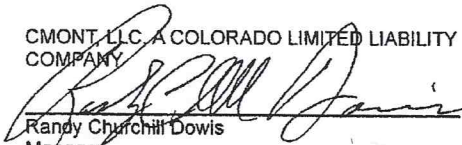
TOGETHER with all and singular the hereditaments and appurtenances there unto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.


TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever, The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to:

Taxes and assessments not yet due or payable and special assessments not yet certified to the County Treasurer's Office, and taxes for the year 2017 and subsequent years, and except easements, covenants, reservations, restrictions, and rights of way, if any.

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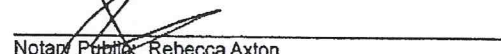

Randy Churchill Dows
Manager


Robert Garner
Manager



State of Colorado
County of El Paso

The foregoing instrument was acknowledged before me this 4th day of January, 2017 by CMONT, LLC, A COLORADO LIMITED LIABILITY COMPANY, by Randy Churchill Dows as Manager and by Robert Garner as Manager.
Witness my hand and official seal.


Notary Public, Rebecca Axton
My commission expires: _____



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Hammers Construction, Inc.,
a Colorado Corporation

By: _____
Name Title

CMONT, LLC,
a Colorado limited liability Company

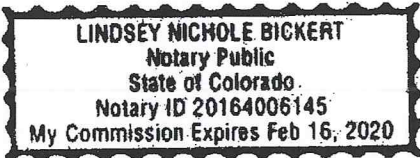
By: _____
Name Title

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Subscribed, sworn to and acknowledged before me this 16th day of AUGUST, 2017, by STEVE HAMMERS as MANAGER for Hammers Construction, Inc.

My commission expires: February 16th 2020
Lindsey N. Bickert
Notary Public

(SEAL)



STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Subscribed, sworn to and acknowledged before me this 16th day of AUGUST, 2017, by BOB GARNER as MANAGER for CMONT, LLC.

My commission expires: February 16th 2020
Lindsey N. Bickert
Notary Public

(SEAL)

